BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS **Call to Order**

The Board of Supervisors' Meeting for the Village at Gulfstream Park Community Development District was called to order on Friday, May 22, 2026, at 11:05 A.M. at 901 South Federal Highway, Hallandale Beach, FL 33009.

Present and constituting a quorum:

Joshua Adams	Chairman
Marcelo Toledo	Vice Chairman
Fernella Allen	Assistant Secretary
Filmor Lam	Assistant Secretary

Also present were:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	(via phone)
Verona Griffith	PFM Management Services LLC	(via phone)
Angeline Agoncillo	PFM Management Services LLC	(via phone)
Kevin Plenzler	PFM Financial Advisors LLC	(via phone)
Liza Smoker	Billing, Cochran, Lyles, Mauro & Anderson P.A.	

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no public comments.

THIRD ORDER OF BUSINESS **Review and Acceptance of Steven Christie's Letter of Resignation from the Board of Supervisors**

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board accepted Mr. Christie's Letter of Resignation from the Board of Supervisors.

FOURTH ORDER OF BUSINESS **Consideration of Nominations for Seat 3 and Seat 4**

Ms. Gaarlandt noted there are now two vacant Seats on the Board.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board nominated Mr. Lam to the Board.

FIFTH ORDER OF BUSINESS **Appointment of Board Members to Seat 3 and Seat 4 (Terms Expire 11/2027)**

Ms. Gaarlandt administered the Oath of Office to Mr. Lam.

On MOTION by Mr. Toledo, seconded by Ms. Allen, with all in favor, the Board appointed Mr. Lam to Seat 3, with a Term Expiration of 11/2027.

Ms. Gaarlandt noted Mr. Lam will receive an information packet via email.

Ms. Smoker reviewed the Florida Sunshine law.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Appointing District Officers**

Ms. Gaarlandt reviewed the current slate of Officers. The Board can make any changes they choose. It was noted this will also appoint Mr. Lam as Assistant Secretary.

On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the Board approved Resolution 2026-04, Appointing District Officers, with Mr. Adams as Chair, Mr. Toledo as Vice Chair, Ms. Gaarlandt as Secretary, Mr. Jackson and Ms. Allen as Assistant Secretaries, Ms. Glasgow as Treasurer, Ms. Lane, Mr. Montejano, Ms. Griffith, and Ms. Champagne as Assistant Treasurers, and added Mr. Lam as Assistant Secretary.

SEVENTH ORDER OF BUSINESS **Consideration of the Minutes of:**

- **November 20, 2025, Landowner's Meeting**
- **November 20, 2025, Rescheduled Board of Supervisors' Meeting**

The Board reviewed the minutes.

Ms. Gaarlandt noted regarding item 10 of the minutes of the November 20, 2025, Rescheduled Board of Supervisors' Meeting, that the Engineer's Fee Schedule will be effective May 1, 2026. This will be added to the meeting minutes.

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board ratified the District Engineer's Fee Schedule.

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board approved the Minutes of the November 20, 2025, Landowner's Meeting and November 20, 2025, Rescheduled Board of Supervisors' Meeting.

EIGHTH ORDER OF BUSINESS **Review of Letter from Supervisor of Elections, Broward County**

Ms. Gaarlandt noted that as of April 15, 2026, there are 2 registered voters in the District. It was noted this is most likely homeless people using the parking lot as an address.

Mr. Jackson noted the names can be requested and the address can be removed as an eligible location. District Management will follow up.

No action was required.

NINTH ORDER OF BUSNIESS **Consideration of District Counsel Fee Adjustment Letter**

This item was removed from the agenda.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date**

Ms. Gaarlandt noted the recommended date for the Public Hearing is July 24, 2026. The overall budget remains the same as the current year, although line items have been adjusted as needed.

Ms. Gaarlandt gave an overview of the changes within the line items.

There was discussion regarding the District Counsel line item. It was noted the District Counsel line item will remain at $25,000.00.

Ms. Gaarlandt noted there is an increase in the District Management fee from $32,500.00 to $35,000.00, with the last increase being in 2023.

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board approved Resolution 2026-05, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date for July 24, 2026.

ELEVENTH ORDER OF BUSINESS **Ratification of LLS Tax Solutions Inc. Engagement Letter for Arbitrage Services**

Ms. Gaarlandt noted this is for the annual arbitrage services and is a standard letter. The report will be brought back to the Board for review.

On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the Board ratified LLS Tax Solutions Inc. Engagement Letter for Arbitrage Services.

TWELFTH ORDER OF BUSINESS **Ratification of Funding Request No. 338 - 352**

The Board reviewed the funding request.

Ms. Gaarlandt noted these are for standard District expenses. These were previously approved and are solely for ratification.

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board ratified Funding Request Nos. 338 - 352.

THIRTEENTH ORDER OF BUSINESS **Review of District Financial Position**

The Board reviewed the District's financial position through March 2026.

Ms. Gaarlandt reviewed the line items that were expensed at 100%.

No action was required.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

District Counsel – Ms. Smoker reminded the Board of the Form 1 deadline of July 1. The Board should receive an email reminder.

District Management will send out an email reminder and links for the Ethics Training. It was noted that the Ethics Training is due by December 31. Once completed, please send completion confirmation to District Management.

There was brief discussion regarding the Seat vacancy.

District Engineer – No Report.

District Manager – Ms. Gaarlandt noted the next meeting is scheduled for June 26, 2026. The Board agreed to cancel this meeting.

FIFTEENTH ORDER OF BUSINESS **Audience Comments and Supervisors' Requests, Adjournment**

There was brief discussion regarding the audit financials. It was noted only District business is posted on the CDD website.

Mr. Jackson noted that there is an audit link on the District's website, which is linked to the Auditing General's website. This is where the District's audit can be accessed.

There were no Supervisor requests or audience comments at this time.

Ms. Gaarlandt requested a motion to adjourn.

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the May 22, 2026, meeting of the Board of Supervisors for The Village at Gulfstream Park Community Development District was adjourned at 11:37 a.m.

Secretary/Assistant Secretary **Chair/Vice Chair**